



OFFICE OF
**VACANT &
PUBLIC PROPERTY
ADMINISTRATION**

A Division of Develop Louisville

LANDBANK MEETING MINUTES

October 29, 2014

Call to Order:

Chairman William Schreck called the October 29, 2014 meeting to order @ 3:11 p.m.

Present:

- **Board Members:**

Chairman William Schreck, Vice-Chairman Ishmon Burks, and JCPS appointee Franklin Jones were present establishing a quorum.

- **Staff:**

Jeana Dunlap
Dena First
Joshua Watkins
Linette Huelsman
Mary McGuire

Jefferson County Attorney's Office:

Jo Ann Burke, Assistant County Attorney

- **Guests:**

Darwin Durham
Christopher Byrd, Oracle Design Group

The October 29th meeting began with Bill Schreck noting that the board members have received a copy of the August 28, 2014 minutes and asked if there were any revisions. Hearing no comments or revisions, Bill Schreck requested a motion to approve the August 28, 2014 meeting minutes. The minutes were unanimously approved as submitted.

Jeana Dunlap introduced Mary McGuire as the new Landbank Administrator, since Paul Mastrolia's retirement.

NEW BUSINESS

RESOLUTION 22, SERIES 2014

- | | |
|------------------------------|-----------------------------|
| <u>1641 Portland Avenue</u> | <u>015K-0009</u> |
| <u>PVA Value: \$2,900.00</u> | <u>Sale Price: \$500.00</u> |
- | | |
|------------------------------|-----------------------------|
| <u>1642 Nelligan Avenue</u> | <u>015K-0027</u> |
| <u>PVA Value: \$2,640.00</u> | <u>Sale Price: \$500.00</u> |



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Louisville Grows is requesting to purchase the unimproved lots at 1641 Portland Ave, and 1642 Nelligan Ave in the Portland Neighborhood, Council District 5, to build a 1200 sq. Shotgun style building that will serve as their headquarters. The lot at 1641 Portland Ave is 33 x 110 and adjoins the lot at 1642 Nelligan Ave which is 33x100. The lots will be consolidated to form a new 33 x 210 parcel. The properties have been in the Landbank for a combined total of 43 years. The new building will be mixed use with a teaching kitchen, classrooms, office space, farm stand and living quarters for 2 interns. Louisville Grows is a local organization dedicated to promoting urban agriculture & forestry. Presently they have two successful projects in operation with the People's Garden in the Shawnee Neighborhood and the Shipping port Garden in Portland. They have a 3rd project underway at 2932 Portland Ave developing a food forest on a parcel they recently acquired from Metro. The project will be called "Healthy House" and will be funded by The Owsley Brown II Family Foundation & Christina Lee Brown. The total project budget is not to exceed \$250,000, with final project budget details pending. The construction process is expected to begin immediately upon conveyance and will be completed within 6-12 months from the start date. Louisville Grows is offering \$1000 (\$500/lot) to purchase the properties per the current Landbank Pricing Policy.

DISCUSSION OF RESOLUTION 22

Jeana Dunlap asked Linette to discuss the zoning regarding this project. Linette noted that the area being requested is zoned EZ1 and will not need to be rezoned.

Ishmon Burks made a motion to approve Resolution 22, Franklin Jones seconded, and the motion was approved unanimously.

RESOLUTION 23, SERIES 2014

- 506 North 17th Street 015G-1560
PVA Value: \$10,870.00 Sale Price: \$500.00

- 508 North 17th Street 015G-0157
PVA Value: \$10,600.00 Sale Price: \$500.00

Mose Putney and John Whitney are seeking a 12 month option to purchase 506 & 508 N. 17th Street in order to develop two (2) single family homes. The subject properties are located in the Portland Neighborhood, Council District 5. The project requires a zoning change to residential and the developer will need time to accomplish as both properties are currently zoned M2. The lots are 3300 sq feet each and the shotgun studios are proposed to be between 850 - 1050 sq ft. The developer will use this time to market the product and secure buyers. The estimated sale price for each structure ranges between \$84,580 - \$100,440. Mose Putney & John Whitney are both accomplished architects with successful projects both locally and in state. Some of their noted accomplishments as Principle Architects include: The Clifton Lofts, located at 2011 Frankfort Ave and Downing University Center located at Western Kentucky University. Both



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properties have been in the Land Bank Authority for a combined total of 44 years. The proposed sale price is \$500 each in accordance with the Pricing Policy.

DISCUSSION OF RESOLUTION 23

John Whitney with Putney Architecture began the discussion by stating that they hope this project will become the starting point for further development in the Portland and Louisville area. He noted that he was aware of 90 lots in the Portland area, with many of those lots suitable for building. Jeana Dunlap noted that this project will need a category 3B review and asked Mr. Whitney if he had spoken with Planning and Design Services and that has any bearing on the option as opposed to purchasing the property outright. Mr. Whitney replied that he has not spoken to Planning and Design Services as of yet. Franklin Jones asked how Mr. Whitney knew there is a market in the area for what they are proposing to produce. Mr. Whitney replied they are cautiously optimistic. He is aware that Gill Holland has purchased property across the street from the lots they are requesting and Mr. Holland's associates at Shine Construction have already renovated a shot-gun house about one block away. Franklin Jones asked about the financing for the project. Mr. Whitney replied they do not have complete financing yet. Their first model is to find some artist that can get some financing. They have also spoken with Community Bank that is interested in working in this area. Bill Schreck asked if anyone knew who owns the property east of the lots being requested. Mr. Whitney replied that he was not sure off hand, but he used Lojic to do some research. Franklin Jones asked Mr. Whitney if he thought that gentrification is occurring in this area. Mr. Whitney replied that he thinks there is not much to gentrify in that area. It is more creating/ building something that is not there. Ishmon Burks commented that it would be a good idea to speak with Gill Holland to get an idea of what he plans to do in Portland. Mary McGuire clarified that Mr. Whitney is requesting a 12 month assuming the responsibility of insurance and maintaining the property. Mr. Whitney agreed. Mr. Whitney also added that there has been discussion about expanding Waterfront Park along the river may include an extension of River Road at 9th and down towards 17th street. Jeana Dunlap added that Gretchen Milliken who is over Advanced Planning, distributed the Vision Louisville report. One of the projects in the report is in regards to reconfiguring 9th street. Jeana Dunlap noted that she would ask Mary McGuire to one of the Landbank meetings to share more on that topic.

Franklin Jones made a motion to approve the Resolution 23. Ishmon Burks seconded the motion. Resolution 23 was approved unanimously.

RESOLUTION 24, SERIES 2014

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|---------------------------------|-----------------------|
| • 912 S 32 nd Street | 045C-0078 |
| PVA Value: \$24,180.00 | Sale Price: \$2500.00 |

Darwin Durham is requesting to purchase 912 S. 32nd Street in order to rehab and become the owner/occupant. The subject property is located in the Parkland Neighborhood, Council District 1. The structure is a one (1) story, 806 sq. ft., single family home, built in 1924 with a partial basement and finished attic area. The parcel size totals 3200 sq. ft. Rehab will start immediately



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from acquisition of deed and hard costs are estimated at \$1,963. Mr. Durham has projected a 90 day timeline and has shown proof of financing through Stock Yards Bank & Trust in the amount of \$4300. The property has been in the Landbank for 1 year. The proposed sale price is \$2500 in accordance with the Pricing Policy.

DISCUSSION OF RESOLUTION 24

Darwin Durham began the discussion by saying this would not be his first project and that he has a contractor's license through Codes and Regulations. The only difference in this project would be that he would be fixing up the property for him to live in. He noted that he has a license in HVAC, electric, and plumbing. Franklin Jones asked how long the project would last. Mr. Durham said it would take 90 days. Ishmon Burks asked if he planned to live in the house for a while. Mr. Durham said yes. Franklin Jones asked how the Landbank Authority received this property. Joshua Watkins replied it was through a private donation.

Ishmon Burks made a motion to approve Resolution 24. Franklin Jones seconded the motion. Resolution 24 was approved unanimously.

RESOLUTION 25, SERIES 2014

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|-------------------------------|------------------------------|
| • <u>3200 Rudd Avenue</u> | <u>12G-0069</u> |
| <u>PVA Value: \$22,100.00</u> | <u>Sale Price: \$3000.00</u> |

GBG, LLC, represented by Karter Louis, is requesting to purchase the property at 3200 Rudd Avenue to redevelop into a refinery & bottling facility for their Hillbilly Hooch product. The subject property is a two (2) story, 1780 sq. ft., mix use building constructed in 1900, located in the Portland Neighborhood; Council District 5. GBG, LLC intends to seek a zoning change to fit their use needs and rehab work is projected to begin immediately after approval of development plans. The project budget is estimated at \$155,000 with \$75,000 being provided in owner(s) equity. The company seeks \$60,000 in the form of a construction loan; having identified potential sources in PNC & Your Community Bank and \$20,000 from METCO. The property has been in the Landbank for 5 months and is being sold at \$3,000 in accordance with the pricing policy. It is the staff's recommendation that we convey to GBG, LLC contingent upon final approval for financing and submission of final development plans. GBG, LLC is also the owner of Hillbilly Tea located at 120 S. 1st Street and Hillbilly Tea Shack on 960 Baxter Avenue.

DISCUSSION OF RESOLUTION 25

Bill Schreck asked if this project was in lieu of the project that was scheduled at the old firehouse on Portland Avenue. Karter Louis replied no, that project is still on target to open in December. Bill Schreck commented that he thought that location was going to be for processing. Karter Louis explained that because of the liquor laws in Kentucky, they will not be permitted to have license to sell liquor and be a maker; that in addition to the firehouse not providing enough space they decided to look for an additional location. Mr. Louis commented that one of their



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goals is to focus on sustainability and bringing the structure back to its original beauty. Franklin Jones asked how they make infused tea. Mr. Louis replied that the process is simple. Similar to pour hot water over a tea bag, they pour liquor over it. Mr. Karter stated they have 18-20 flavors and they are all distinctively different. Franklin Jones asked if this idea was a big thing or is it something new. Mr. Karter replied that he created this in San Francisco about a decade ago. He was a caterer and a lady asked for a tea cocktail and he created the drink. Franklin Jones asked if the drink was available here. Mr. Karter replied that they sell the drink in their restaurant. Jeana Dunlap asked where the other locations were. Karter Louis replied that have locations at 1st and Main and Baxter Avenue and the old firehouse location will open in December. Jeana Dunlap asked Mr. Karter about the location in Shanghai, China. Mr. Karter replied yes they also 3 other locations in San Francisco. Jeana Dunlap questioned that the hooch that will be manufactured here will not be sold here, but shipped to other parts of the country. If so, will they ship to their China location? Mr. Karter replied maybe and added that the licensing process in China is easier, so the product really took off. He was challenged with making the decision of staying there in China or coming back to America.

Franklin Jones made a motion to approve Resolution 25. Ishmon Burks seconded the motion. Resolution 25 was approved unanimously.

RESOLUTION 26 SERIES 2014

- | | |
|--|---------------------------|
| • <u>1415 South 28th Street</u> | <u>048K-0035</u> |
| <u>PVA Value: \$52,550.00</u> | <u>Sale Price: \$1.00</u> |

Oracle Consulting Services, Inc. is proposing to renovate 1415 S. 28th Street. The structure is a two (2) story, 1,685 sq. ft. historic single family house, built in 1900. Oracle Consulting Services was formed in 2004 with affiliation with Oracle Design Group, Inc. and is requesting an option to purchase 1415 S. 28th Street at land value, \$8,000. Oracle is seeking Low Income Housing Tax Credits, Metro HOME Funds as well as Federal & State Historic Tax Credits. For over fifteen (15) years, Oracle has worked with Metro to develop diverse housing options (see project description). Oracle proposes to develop the site into two (2) two (2) bedroom units. The proposed timeline begins in June 2014 with the application for HOME funds and ends July of 2016 with the completion of a greater revitalization project (Historic Parkland). The estimated project budget isn't detailed specifically to 1415 S. 28th, but rather an enlarged proforma outlining the entire scope of The Historic Parkland Revitalization Project. Some of the improvements would entail: A \$1500 budget of landscaping to encompass: (1) one tree addition, sodding the front yard, seeding and placing straw in the rear. There is also proposed a rear parking pad for the duplex. There are no additions planned for the property. The property has been in the LBA for 2 years and it is the Real Estate Coordinator(s) suggestion that an option be granted to Oracle for one (1) year. If approved by the board, the project would be Metro sponsored and sold for \$1.00.



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DISCUSSION OF RESOLUTION 26

Jeana Dunlap questioned asked Joshua Watkins if Oracle is agreeable to obtaining insurance and maintaining the property as a part of the option. Joshua replied yes there were. Franklin Jones requested that those conditions be placed in the resolution as well. Joshua Watkins also informed the board that Oracle has completed several other projects within the city and outside of Louisville as well. Joshua also informed the board that Oracle has stated that if they do not receive NOFA (Notice of Funding Availability) HOME Funds from Metro and receive Federal & State Historic Tax Credits they will still be interested in purchasing the property according to the pricing policy, but would like a right of refusal if they do not receive funding from either entity.

Franklin Jones made a motion to amend Resolution to state: During the option period Oracle Consulting Services LLC, will be responsible for the maintenance and insurance on the property. Ishmon Burks seconded the motion to amend.

Franklin Jones made a motion to approve amended Resolution 26. Ishmon Burks seconded the motion. Resolution 26 was approved unanimously.

Bill Schreck asked the attorneys if the potential buyers do not maintain the property as the option states, does the option go away. JoAnn Burke said that could be placed in the option agreement. Jeana Dunlap asked if they would have to take legal measures to nullify that option or at the point they become out of compliance does it then nullify the option. Joann Burke replied that the board has the right to declare that it can default.

GENERAL DISCUSSION ITEM

Jeana Dunlap informed the board that the next Landbank meetings will be held on November 20, 2014 and December 18, 2014. Jeana also invited the board members to the next VAPStat forum on November 25, 2014 that will be held in the old jail building. She also briefly discussed that the format of the VAPStat forum will change in the near future. They are looking into using that time to have a joint business session of all the various boards the Vacant & Public Property Administration supports. Those boards are Landbank Authority, Vacant and Public Review Commission and Urban Renewal.

Jeana Dunlap also informed the board that the amount of meeting materials have changed in the way of using less paper and utilizing the projector to convey the proposals. She encouraged the board to let the staff know if they have any suggestions or other requests.



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Franklin Jones made a motion to adjourn the meeting, Ishmon Burks seconded the motion. The meeting adjourned at 4:17 pm


Chairman


Staff


Date